



West Close, Edmonton, London, N9
Chain Free £275,000 Leasehold

Anthony Webb
ESTATE AGENTS

West Close, Edmonton, London, N9

Two double bedroom split level maisonette situated over the first and second floors of this ex-local authority block.

West Close is a quiet cul de sac turning off Victoria Road and is within easy walking distance of Edmonton Green's shopping centre, restaurant's, cafes, bus routes and mainline station into London Victoria. There are several good schools nearby including The Latymer Grammer School and Latymer all saints CofE primary school.

Secure communal entrance with entry phone system • Own front door • Hallway with stairs to second floor • Spacious living room with storage cupboard and sliding doors to balcony • Fitted kitchen • Second floor landing with storage cupboard • Bathroom • Double glazing • "Pram" storage shed on ground floor.

The property is offered with a remaining lease of 84 years.
Service charges-£1562.61p.a
Ground rent-£10p.a
Council Tax band C

- Two double bedrooms
- Split level maisonette
- Living room with balcony
- Kitchen
- Bathroom
- Double glazing
- Pram shed
- Secure communal entrance





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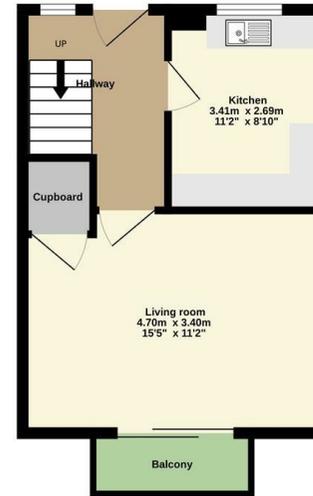
West Close Edmonton London N9 9QR

Tenure: Leasehold
Gross Internal Area: 678.00 sq ft

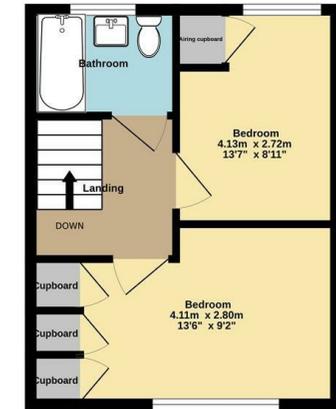


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

First floor
31.5 sq.m. (339 sq.ft.) approx.



Second floor
31.5 sq.m. (339 sq.ft.) approx.



TOTAL FLOOR AREA: 63.0 sq.m. (678 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

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